

**Middlesex Borough Planning Board
1200 Mountain Ave., Middlesex, NJ 08846
Minutes
July 27, 2016**

1. Call to Order

Chairperson Galida called the meeting to order at 7:36p.m.

2 .Open Public Meeting Act Statement

Chairperson Galida read the Open Public Meeting Act statement.

3. Call to Order

Upon voice count the following members were present- Andy Galida, Jim Green, Robert Schueler, John Anello, and Paul Woska.

Also in attendance were: Board Attorney, Ms. Kelly Carey
Board Planner, Mr. Paul Ricci

5. Minutes

Chairperson Galida asked that the minutes be amended to include the addresses on the site plan for Advanced Dentistry were incorrect. The proper notice was given to the correct addresses. Member Schueler made a motion to approve July 13, 2016 meeting as amended, seconded by Member Green. Vote: Chairperson Galida-yes, Member Green-yes, Member Schueler- yes, Member Anello-abstain, Member Woska-abstain. Motion passed.

6. New Business

**P2016-06
Advanced Dentistry
7 Greenbrook Rd
Block 85 Lot 1**

Memorialize Resolution

Member Schueler made a motion to approve the Resolution with the conditions, seconded by Member Green. Vote: Chairperson Galida-yes, Member Green-yes, Member Schueler- yes, Member Anello-abstain, Member Woska- abstain. Motion passed.

7. Discussion of Governing Body Ordinance 163-16 Amendments to the Redevelopment Plan

Mr. Ricci and Board discussed:

- Focus area known as “West Market Area”
- Proposed concept designs of future buildings and parcels of land to be developed
- Increasing setbacks regulations of future proposed buildings to 14ft from the property line
- Parking requirements for future proposed buildings to allow for ample parking
- Maximum height standards allowed for future mix use buildings to allow for commercial and parking on ground level with 4 story residential use
- Streetscape requirements for the Redevelopment area
- Pilot program
- Affordable Housing Component
- Concerns of increasing maximum height standards would allow for bigger and bigger buildings

8. Correspondence

A. Governing Body Resolution 159-16

No action was required by the Planning Board.

9. Board Member Comments

Mr. Ricci will send a memo for the Board regarding 443 Union Ave as he will not be at the meeting.

Chairperson Galida opened the meeting to the public, there being no public he closed the public portion of the meeting.

There being no further business Member Schueler made a motion to adjourn the meeting at 9:45pm, seconded by Member Woska. Vote: All in favor. Meeting adjourned.

Secretary

Karen Wick, Board Clerk